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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

SUBDIVISION REVIEW BOARD


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MEETING DATE May 2, 2005	CONTACT/PHONE John McKenzie 781-5452	APPLICANT Jim May	FILE NO. CO99-0303, S990160P
SUBJECT A request by Jim May for a vesting parcel map to subdivide an existing 265 acre parcel into two parcels of 89 and 176 acres each for the purpose of sale and/or development. The project will result in the disturbance of approximately 28,000 square feet. The proposed project is within the Agriculture land use category and is located at 6860 Los Osos Valley Road, approximately two miles southeast of Turri Road, approximately 2.5 miles west of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO99-0303 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 10, 2005, for this project. Mitigation measures are proposed to address aesthetics, agriculture, biological resources, cultural resources, and geology and soils, and are included as conditions of approval.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Sensitive Resource Area, Geologic Study	ASSESSOR PARCEL NUMBER 067-061-050	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Areawide Standards: -Production Agricultural Areas (Chapter 22.108.020(D)); Highway Corridor Design Standards (Chapter 22.108.020(F)); Combining Designation (Chapter 22.108.030)			
LAND USE ORDINANCE STANDARDS: Agriculture Category (Chapter 22.22.040); Combining Designation (Chapter 22.14.070 & .100;)			
EXISTING USES: Agricultural row crops, greenhouses, creek, undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/undeveloped East: Agriculture/agricultural uses South: Agriculture/agricultural uses West: Agriculture/agricultural uses			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, APCD, City of San Luis Obispo	
TOPOGRAPHY: Nearly level to steeply sloping	VEGETATION: Grasses, forbs, riparian
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: Revised Project: 11/2/01

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.040 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Agriculture land use category. The standards are based on crop production or land capability. The applicant has chosen to use the land capability test. Minimum parcel size is based on the largest parcel size as calculated by the chosen test. The smaller proposed 89-acre parcel is almost entirely Class II (irrigated) soils. The larger 176-acre parcel has both Class IV and VI soils. A referral was sent to the Ag Commissioner's Office to review the project for potential agricultural issues. Based on their letter, they considered the following issues: Agriculture and Open Space Element consistency, Land Use Ordinance consistency, and agricultural capability (surrounding agricultural preserves, conversion pressure, parcel configuration, soil productivity, and compatibility). Regarding the proposed parcel sizes meeting the Land Use Ordinance land capability test, the Ag Commissioner's Office identified that they did meet this test with sufficient Class II (irrigated) and Class IV (non-irrigated) soils on the respective parcels, as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE	
		Irr.	Non-irr.
Land Capability	Class I or II	20 ac	N/A
	Class III or IV	40-80 ac.	160 ac
	Class VI-VIII	320 ac.	320 ac.

The Ag Commissioner's Office, after considering all of the aspects of the project did not identify the proposed subdivision as resulting in a significant effect. The property is not currently under a Williamson Act agricultural preserve contract. The Ag Commissioner's Office did encourage the establishment of such agricultural preserve for both parcels (they determined that each would qualify).

The applicant will be required to execute a declaration of restrictions for each parcel relating to the County's "Right to Farm" Ordinance protecting agricultural operations.

Production Agricultural Areas

The proposed lot configuration is consistent with this standard, which is intended to minimize the loss of existing or potential production agricultural areas, by placing new parcels outside the most agriculturally capable areas.

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Agriculture and Open Space Element

The Ag Commissioner's Office also reviewed the project for compliance with the Agriculture and Open Space Element. They identified that, while the project did not technically conform to the Element's parcel size configuration/recommendations (Policy 21), they go on to state that the proposed configuration is superior then what would be otherwise required to qualify under the Agriculture Element. The proposed configuration would place all of the most productive soil on one parcel.

Sensitive Resource Area/Highway Corridor Standards

The project will be visible from Los Osos Valley Road, a major public roadway. Approximately ½ of the property is within the Sensitive Resource Area (SRA) designation, which is intended to protect the viewsheds of "The Morros" (a series of volcanic "plugs" between the Cities of San Luis Obispo and Morro Bay). The most recent update of the San Luis Obispo Area Plan identified the Morros as sensitive, as well as included Highway Corridor Design standards along Los Osos Valley Road for future residential development.

The project will result in two parcels with up to two primary residences allowed on each parcel. The larger undeveloped northeastern parcel (Parcel 1) is within the SRA designation. Proposed Parcel 2 is in the flatter area of the subject property and is completely outside of the SRA.. The applicant proposes to locate a future home site in the lower portions of Parcel 1 just below the 200' SRA elevation. Siting of the proposed building envelope considered existing vegetation and topography. Some grading, however, is anticipated into the SRA to provide for the proposed building pad, while allowing cut slopes to be longer but shallower to better blend into the existing topography once vegetation is reestablished. The remaining area below the 200-foot elevation SRA boundary ("potential" building envelope) could also be available for development, which would be subject to Minor Use Permit approval and several performance based standards to protect certain resources, including visual impacts.

In addition to keeping future structures of Parcel 1 below the 200-foot elevation, the applicant has agreed to incorporate the following measures into future residential design for Parcel 1: darker, subdued exterior colors shall be used; landscape plan required to screen about 80% of structure(s); and future residence shall be low-profile with a single-story appearance. Any other development proposed outside of the proposed building envelope that is below the SRA, will be required to obtain a Minor Use Permit. As a part of that process, such development will need to adhere to visual performance standards. Future residential development of Parcel 2 will be subject to the Highway Corridor Standards (see Exhibit E)

Geologic Study Area

Approximately three quarter's of the subject property is within the Geologic Study area (GS). Portions of the property are subject to high liquefaction. A geological investigation was conducted for the proposed building envelope and driveway on Parcel 1. While several recommendations were made, the proposed area appears suitable for residential development. Future development on any other portion of the lots within the GS designation will be subject to geological investigations/recommendations prior to such use being established.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

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Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

ENVIRONMENTAL DETERMINATION: The mitigated Negative Declaration was issued on March 10, 2005. Mitigation was required for the following issues: aesthetics, agricultural resources, biological resources, cultural resources, and geology and soils. With the exception of cultural resources, these issues have been previously discussed. Cultural (pre-historic) resources were found (Gibson; Oct. 10, 2001) near the proposed building envelope for parcel 1. However, the resources are outside of the approved building envelope and will therefore not be impacted.

COMMUNITY ADVISORY GROUP COMMENTS: This project is not within the jurisdiction of any advisory group.

AGENCY REVIEW:

Public Works-Need to provide PG&E easement on map; recommends shared driveway; stock conditions proposed;

Environmental Health – Preliminary evidence of water and wastewater; comprehensive testing required prior to recordation;

Ag Commissioner-Potential impacts identified; they consider the following issues: Agriculture and Open Space Element consistency, Land Use Ordinance consistency, and agricultural capability (surrounding ag preserves, conversion pressure, parcel configuration, soil productivity, and compatibility); they encouraged the establishment of agricultural preserves for both parcels; concluded project would not have a significant effect.

County Parks – Recommends payment of Quimby fees and applicable building Div. fees; recommends trail (10-foot wide and detached) along Los Osos Valley Road

City of San Luis Obispo – Had no comments.

LEGAL LOT STATUS:

The existing lot was legally created by deed at a time when that was a legal method of creating lots.

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Graphics (vicinity map, site plan, proposed building envelopes)

Exhibit D - Proposed Negative Declaration

Exhibit E - Existing Highway Corridor Standards

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 10, 2005, for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, cultural resources, and geology and soils, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Agriculture land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of agriculture and supporting uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support two primary dwellings / various levels of agriculture, such as row crops, greenhouses, dry farm grain and grazing.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of: existing intensive agricultural activities, limited native habitat on or near agricultural; activities, and building envelopes limiting impacts above the SRA line.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because development will not be allowed within the SRA.

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- K. Natural features and topography have been considered in the design and siting of all proposed physical improvements because rock outcrops have been avoided, the area proposed for development will be on the lower portions of the property, which is closest to existing access roads, placement of future development is not on the steeply sloping portion of the subject property, and new residential development of Parcel 1 will need to be contained within a specified building envelope.
- L. The proposed clearing of topsoil, or trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the area proposed for development will be on the lower portions of the property, which is closest to existing access roads, placement of future development is not on the steeply sloping portion of the subject property, and new residential development of Parcel 1 will need to be contained within a specified building envelope.
- M. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because future development will be subject to LUO Section 22.52.090 for erosion and sedimentation control.

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CONDITIONS - EXHIBIT B

CONDITIONS OF APPROVAL FOR MAY PARCEL MAP

Approved Project

1. This approval authorizes the division of a 265-acre parcel into two parcels of 89 and 176 acres each. Parcel 1 includes a building envelope to keep development below the SRA boundaries.

Access and Improvements

2. Access be denied to lots 1 and 2 from Los Osos Valley Road and that this be by certificate and designation on the map except at a common driveway.
3. A private easement be reserved on the map for access to lot 1.

Improvement Plans

4. The applicant shall enter into an agreement with the county for checking the map.

Utilities

5. Electric and telephone lines shall be installed underground.
6. Cable T.V. conduits shall be installed in the street, as available.
7. Gas lines shall be installed, as available.

Fire Protection

8. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel map.

Parks and Recreation (Quimby) Fees

9. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them/ or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.
10. For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

11. Prior to filing the final parcel, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

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Easements

12. Prior to filing the final parcel, the property owner shall show on the final map all easements as specified in the title report.

Additional Map Sheet

13. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:

Aesthetics

- a. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. At the time of application for construction permits, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- b. **For Parcel 1, and upon submittal of any grading or construction plans**, future grading and development shall either limit development within the Building Envelope (see Exhibit C, Figure 3), or the applicant shall obtain a **Minor Use Permit** for an alternate building envelope that is below the Sensitive Resource Area (SRA) designation (see Exhibit C, Figure 3). No development, including roads or water tanks, shall be allowed above the SRA designation. Incidental and minor grading may be allowed above the SRA to accommodate structures within the proposed Building Envelope, if it is clearly shown to the county that any cut areas will be contoured and revegetated to blend well with the natural land form.
- c. **For Parcel 1, Prior to issuance of construction permits or subdivision improvement plans**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Los Osos Valley Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and any surrounding native trees. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. Compliance of this requirement shall be verified prior to final inspection/ occupancy, whichever occurs first.
- d. **For Parcel 1, At the time of application for construction permits or subdivision improvement plans**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. All efforts shall be made to minimize cut or fill areas that will be visible from Los Osos Valley Road (e.g., install a retaining wall behind house to reduce cut face, etc.). For any visible cuts (after construction of any applicable structures), sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. Compliance of this requirement shall be verified **prior to final inspection/occupancy**, whichever occurs first.

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- e. **For Parcel 1, At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. Shape and height of all structures shall achieve a "low profile", single story appearance as seen from Los Osos Valley Road and attempt to follow existing topographic or vegetation lines, where possible. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the neutral subdued colors of the surrounding environment, including vegetation, rock outcrops, etc.(using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"). Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. Compliance of this requirement shall be verified **prior to final inspection/occupancy**, whichever occurs first.
- f. **For Parcel 1, At the time of application for construction permits or subdivision improvement plans**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide fast growing, evergreen vegetation to screen at least 80% of any new residence, and fully screen other new development, including driveways, access roads, outbuildings, water tanks, etc., when viewed from Los Osos Valley Road. **Prior to final inspection or issuance of a certificate of occupancy**, whichever occurs first, the approved landscaping plan shall be installed.
- g. **For Parcel 1**, The landscape plan shall use only plant material consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance. Native, drought-tolerant vegetation shall be used where possible.
- h. **For Parcel 1**, All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials specified in the plan are consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance.
- i. **For Parcel 1**, All efforts shall be made to keep retaining walls, sound walls, and understories less than four feet in height. Should these exceed four feet in height, they shall be constructed in colors and tones compatible with the surrounding environment (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and shall use textured materials and/or construction methods which create a textured blending effect with the surrounding environment, when viewed from Los Osos Valley Road. Landscaping that will either screen in front of or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy**, whichever occurs first.
- j. **For Parcel 1, Prior to final inspection or occupancy**, all landscaping for mitigating visual impacts shall be caged from burrowing and browsing animals (e.g., gophers, deer, etc.).
- k. **For Parcel 1**, All required landscaped areas shall be regularly maintained and sufficiently watered to ensure successful and vigorous growth. Any "visual screening" landscaping that dies shall be replaced immediately.

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- I. For Parcel 1, if a **Minor Use Permit** is obtained for development outside of the Building Envelope, new development proposed under the MUP shall adhere to the following measures:
 - i. All roads, structures and associated grading shall be located outside of the Sensitive Resource Area (SRA) designation. The SRA line shall be shown on all future construction plans, as applicable.
 - ii. A visual sensitivity map, prepared by the applicant using a county-approved visual expert, shall be submitted to determine 1) the overall visual sensitivity of proposed area, 2) a comparison of the previously-approved site and the one proposed, and measures to minimize visibility from Los Osos Valley Road.
 - iii. Visibility of location and design of any alternate building location (including any access driveways/service roads) shall be no greater than for the originally approved building envelope. All efforts shall be made to minimize cut and fill areas (e.g., use of small retaining walls, split-level house design, etc.) to establish a permitted use.

Agriculture

- m. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- n. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- o. **For proposed Parcel 2, at the time of application for grading or construction permits**, the applicant shall locate any new residential structure so it will have the least impact on existing agricultural operations, and where possible, outside of prime soils.

Archeology

- p. **At the time of application for grading/construction permits or subdivision improvements**, the applicant shall:
 - i. For Parcel 2, new structures or building permits requiring grading or trenching shall only be allowed in areas that have been previously cleared by a county-qualified archaeologist of having no prehistoric resources. Additional analysis is necessary outside of the two areas proposed for greenhouses. This report shall be **submitted as a part of all applicable construction permit applications**; and
 - ii. For Parcel 1, new structures, building permits or subdivision improvements requiring grading or trenching shall either:
 - a. Perform all work within the approved Building Envelope and avoid the adjacent archaeological site (see Exhibit C, Figure 3); or
 - b. Obtain a Minor Use Permit to pursue development outside of the Building Envelope.
- q. If an alternate site outside of the approved Building Envelope is to be considered, a subsequent archaeological report shall be **provided as a part of the Minor Use Permit application** addressing the new area to be impacted. Grading or improvements for the proposed alternate site must show that no archaeological resources will be adversely impacted.
- r. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

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- i. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- ii. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Biological Resources

- s. **For proposed Parcel 1, at the time of application for grading or construction permits**, the applicant shall either:
 - i. Keep all grubbing, grading and development within the proposed Building Envelope (see Exhibit C, Figure 3); or
 - ii. If an alternate site is considered (through the MUP process), provide a botanical report (at the proper time of year) addressing the new area being considered and show that all sensitive species will be avoided.

Geology

- t. **For proposed Parcel 1, at the time of application for grading or construction permits**, the applicant shall either:
 - i. Keep all grading and development within the proposed Building Envelope (see Exhibit 1). The applicant has read the geological report (GeoSolutions, Inc.; Oct., 2001) and agrees to abide by its recommendations for future road work and buildings; or
 - ii. If an alternate site is considered (through the MUP process), provide a subsequent geological report addressing the new area. The report shall be included as a part of any submittal for building permits, and must show the new area as stable without any significant geological constraints.

Other

- u. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- v. A notice that no construction permits will be given a final inspection until the fire safety conditions established by the California Department of Forestry (CDF)/County Fire Department are completed. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

Covenants, Conditions and Restrictions

14. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
 - b. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.

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- c. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- d. Maintenance of the shared access within the subdivision.

Miscellaneous

- 15. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 16. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- 17. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- 18. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2c.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by county Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.

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10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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Exhibit C

SRA

Los Olivos Valley Road

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SRA

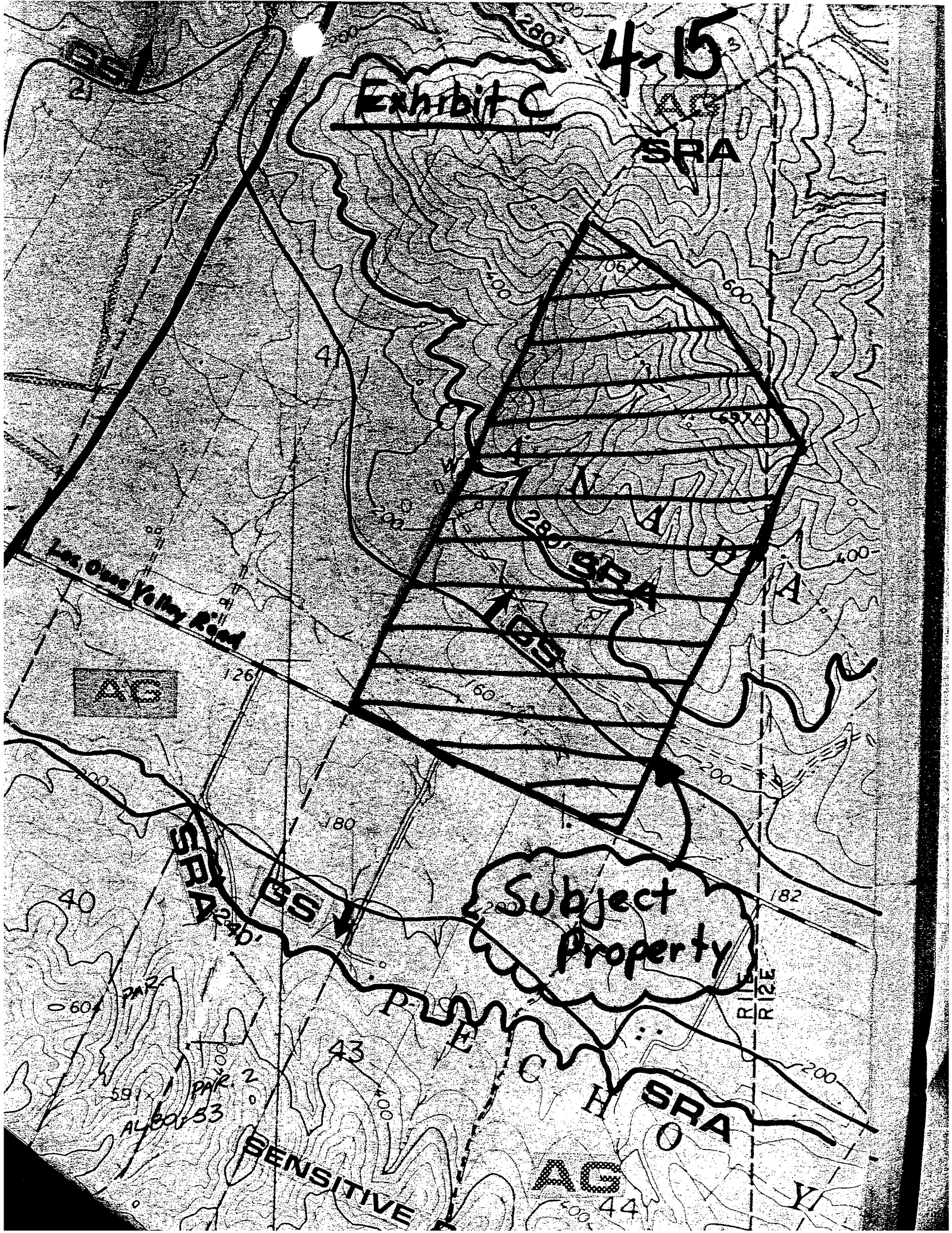
Subject Property

SENSITIVE

AG

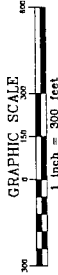
SRA

YI



4-16

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°24'E	101'
L2	S51°50'E	103'
L3	S65°53'E	100'
L4	S79°55'E	103'
L5	S72°21'E	101'



VESTING
TENTATIVE MAP
FOR
PARCEL MAP CO-99-0303

LEGAL DESCRIPTION: A PORTION OF LOT 42 OF THE SUBDIVISIONS OF THE RANCHOS CANADA DE LOS OSOS AND LA LAGUNA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SURVEYED BY JAMES T. STRATTON IN MAY 1868, AND FILED OCTOBER 8, 1869, IN THE OFFICE OF THE COUNTY RECORDER OF SAND COUNTY, IN BOOK A AT PAGE 83 OF MAPS.

SAN LUIS OBISPO COUNTY, CA

RRM DESIGN GROUP
Architects • Planning • Engineering • Surveying • Interiors • Landscapes • Architecture
2701 South Regent Street, San Luis Obispo, California 93401 805/946-1794
• Army Station, 1000 Santa Fe Street, • United Nations 200 West

PREPARED BY: _____
Engineer:

PREPARED FOR: _____
Owners/Applicant:

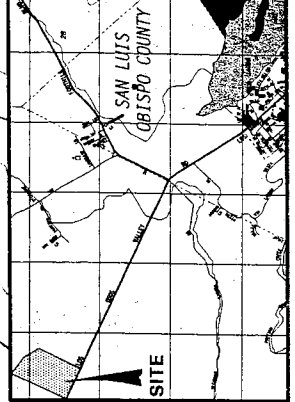
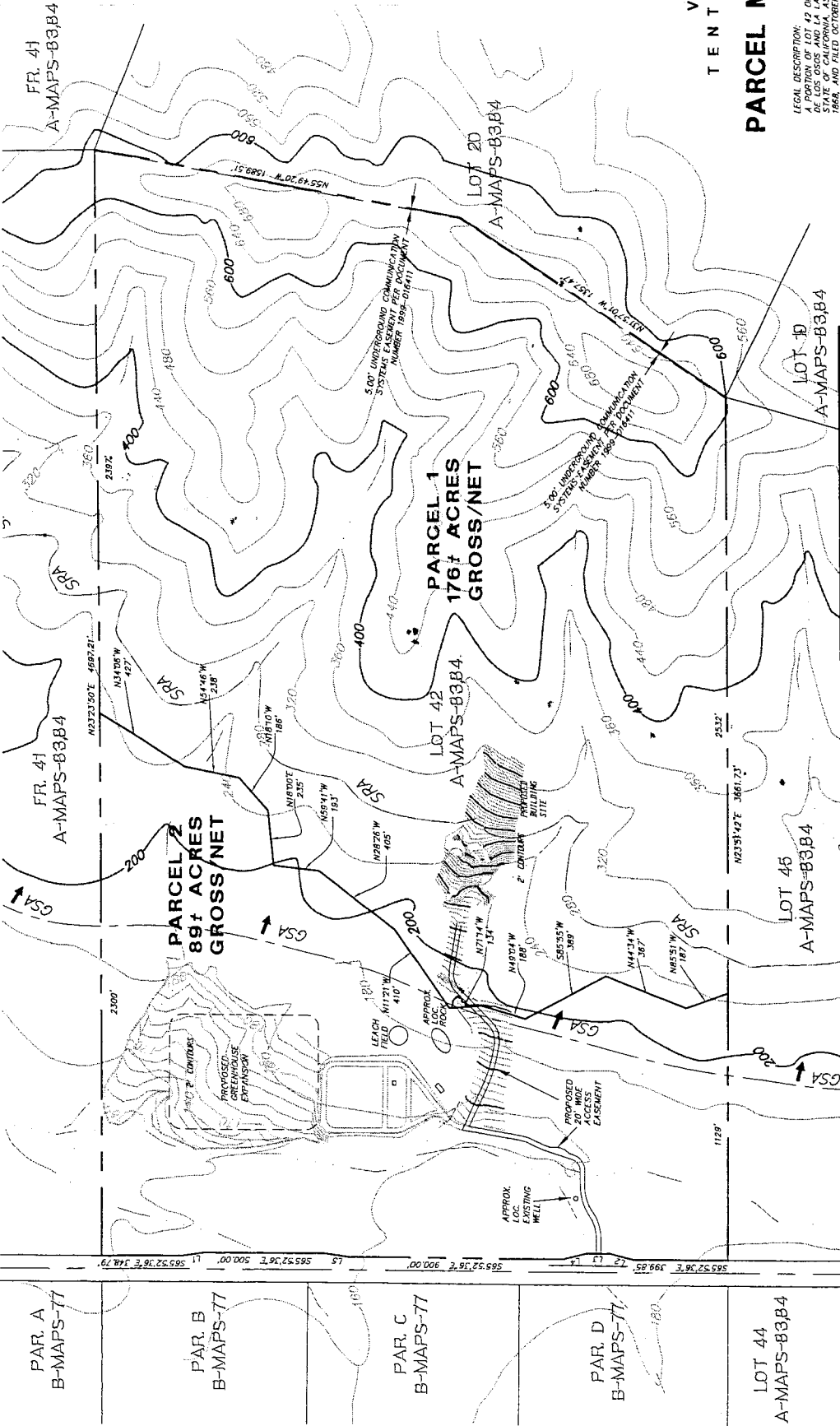
James and Patricia May

544 Rancho Dr.
San Luis Obispo, CA 93405
(805) 543-1794

Project Manager/ contact person
Michael B Stanton, PLS 5702

Sheet 1 of

CHICAGO No. 510...

**VICINITY MAP**

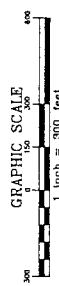
PROJECT DATA

- | | |
|-----------------------------|-----------------------------|
| 1. Project Address | 6880 Los Olivos Valley Road |
| 2. Project Area | 265 Acres |
| 3. Zoning | Ag |
| 4. Assessor's Parcel Number | 067-061-050 |
| 5. Water | Well |
| 6. Sewage Disposal | Septic |
| 7. Gas | Southern Cal Gas |
| 8. Electric | P. G. & E. |
| 9. Telephone | Pacific Bell |

Exhibit C

K-17

LINE	BEARING	LENGTH
1.1	S 74° 21' E	100'
1.2	S 71° 50' E	100'
1.3	S 71° 50' E	100'
1.4	S 71° 50' E	100'
1.5	S 71° 50' E	100'
1.6	S 71° 50' E	100'
1.7	S 71° 50' E	100'
1.8	S 71° 50' E	100'
1.9	S 71° 50' E	100'
2.0	S 71° 50' E	100'
2.1	S 71° 50' E	100'
2.2	S 71° 50' E	100'
2.3	S 71° 50' E	100'
2.4	S 71° 50' E	100'
2.5	S 71° 50' E	100'
2.6	S 71° 50' E	100'
2.7	S 71° 50' E	100'
2.8	S 71° 50' E	100'
2.9	S 71° 50' E	100'
3.0	S 71° 50' E	100'
3.1	S 71° 50' E	100'
3.2	S 71° 50' E	100'
3.3	S 71° 50' E	100'
3.4	S 71° 50' E	100'
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3.7	S 71° 50' E	100'
3.8	S 71° 50' E	100'
3.9	S 71° 50' E	100'
4.0	S 71° 50' E	100'
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4.8	S 71° 50' E	100'
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7.0	S 71° 50' E	100'
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9.4	S 71° 50' E	100'
9.5	S 71° 50' E	100'
9.6	S 71° 50' E	100'
9.7	S 71° 50' E	100'
9.8	S 71° 50' E	100'
9.9	S 71° 50' E	100'
10.0	S 71° 50' E	100'



VESTING MAP FOR PARCEL MAP CO-99-0303

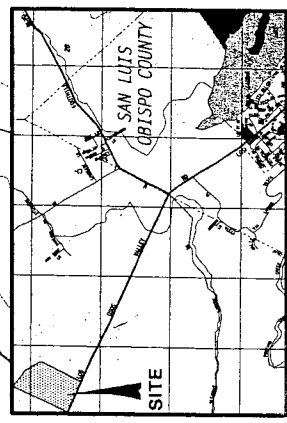
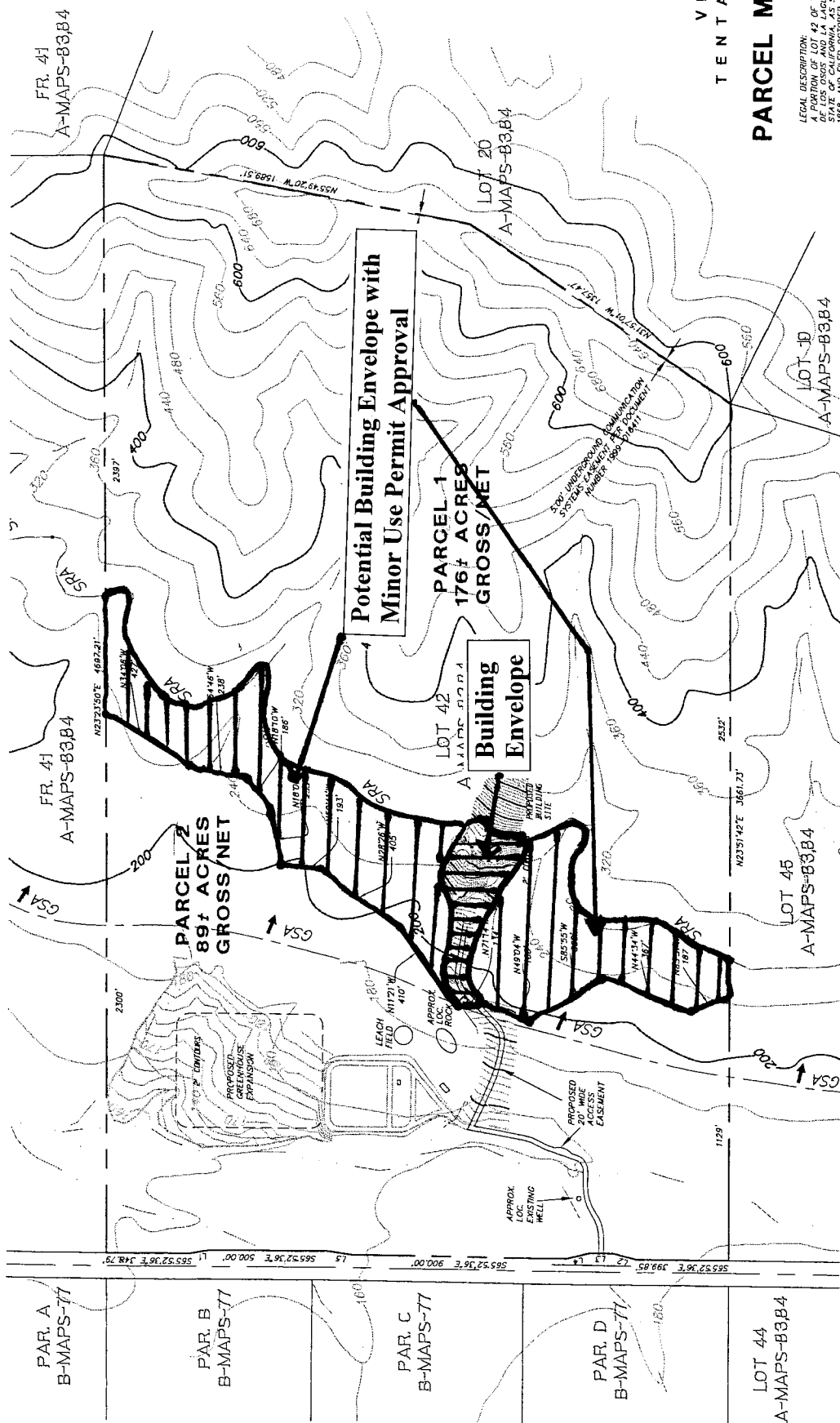
LEGAL DESCRIPTION: 42 OF THE SUBDIVISIONS OF THE RANCHO LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SUBMITTED BY JAMES L. STRATTON IN MAY 1988, AND AS AMENDED BY THE COUNTY OF LOS ANGELES, COUNTY RECORDER OF SAID COUNTY, IN BOOK 4 AT PAGE 83 OF MAPS.

SAN LUIS OBISPO COUNTY, CA



R R M DESIGN GROUP
Architects - Planning - Engineering - Surveying - Landscape Architecture
1000 South Highway 101, Suite 100, San Luis Obispo, CA 93401
(805) 543-1794 / contact person: Michael B. Stanton, PLS 5702

PREPARED BY:
Engineer:
General/Applicant:
James and Patricia May
654 Rancho Dr.
San Luis Obispo, CA 93405
(805) 543-1794 / contact person: Michael B. Stanton, PLS 5702



PROJECT DATA

- 1. Project Address: 6880 Los Olivos Valley Road
- 2. Project Area: 176± Acres
- 3. Zoning: AG
- 4. Assessor's Parcel Number: 087-081-050
- 5. Assessor's Parcel Number: 087-081-050
- 6. Assessor's Parcel Number: 087-081-050
- 7. Assessor's Parcel Number: 087-081-050
- 8. Assessor's Parcel Number: 087-081-050
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- 11. Assessor's Parcel Number: 087-081-050
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- 13. Assessor's Parcel Number: 087-081-050
- 14. Assessor's Parcel Number: 087-081-050
- 15. Assessor's Parcel Number: 087-081-050
- 16. Assessor's Parcel Number: 087-081-050
- 17. Assessor's Parcel Number: 087-081-050
- 18. Assessor's Parcel Number: 087-081-050
- 19. Assessor's Parcel Number: 087-081-050
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- 92. Assessor's Parcel Number: 087-081-050
- 93. Assessor's Parcel Number: 087-081-050
- 94. Assessor's Parcel Number: 087-081-050
- 95. Assessor's Parcel Number: 087-081-050
- 96. Assessor's Parcel Number: 087-081-050
- 97. Assessor's Parcel Number: 087-081-050
- 98. Assessor's Parcel Number: 087-081-050
- 99. Assessor's Parcel Number: 087-081-050
- 100. Assessor's Parcel Number: 087-081-050

Exhibit 1



Exhibit D 4-18

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (JDM)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED01-395

DATE: March 10, 2005

PROJECT/ENTITLEMENT: May Parcel Map S990160P

APPLICANT NAME: James and Patricia May

ADDRESS: 654 Rancho Drive, San Luis Obispo, CA, 93405

CONTACT PERSON: RRM Design Group

Telephone: 805-543-1794

PROPOSED USES/INTENT: Request by James May for a vesting parcel map to subdivide an existing 265 acre parcel into two parcels of 89 and 176 acres each for the purpose of sale and/or development.

LOCATION: The proposed project is within the Agriculture land use category and is located at 6860 Los Osos Valley Road, approximately two miles southeast of Turri Road, approximately 2.5 miles west of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on March 24, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



429

San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: March 10, 2005

County: San Luis Obispo

Project No. S990160P

Project Title: May Parcel Map

Project Applicant

Name: James and Patricia May

Address: 654 Rancho Drive

City, State, Zip Code: San Luis Obispo, CA, 93405

Telephone #: 805-549-9164

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
() County Clerk's Fee	\$ 25.00

Total amount due: \$1,250

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



4.20

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. May Parcel Map ED01-395; S990160P

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

John McKenzie
Prepared by (Print)

John McKenzie
Signature

3/7/05
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

3/8/05
Date

4-21

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by James May for a vesting parcel map to subdivide an existing 265 acre parcel into two parcels of 89 and 176 acres each for the purpose of sale and/or development. The proposed project is within the Agriculture land use category and is located at 6860 Los Osos Valley Road, approximately two miles southeast of Turri Road, approximately 2.5 miles west of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

ASSESSOR PARCEL NUMBER(S): 067-061-050

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geologic Study, Sensitive Resource Area

EXISTING USES: Agricultural uses, creek, undeveloped

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses , forbs , riparian

PARCEL SIZE: 265 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; undeveloped	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses

4.22

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be visible from Los Osos Valley Road, a major public roadway. Approximately ½ of the property is within the Sensitive Resource Area (SRA) designation, which is intended to protect the viewsheds of The Morros, a series of volcanic “plugs” between the Cities of San Luis Obispo and Morro Bay. The most recent update of the San Luis Obispo Area Plan identified the Morros as sensitive, as well as includes Highway Corridor Design standards along Los Osos Valley Road.

Impact. The project proposes to subdivide one parcel into two. This will result in the larger undeveloped northeastern parcel (Parcel 1) to be within the SRA designation. Proposed Parcel 2 is in the flatter area of the subject property and is completely outside of the SRA. The applicant proposes to locate future homesites in the lower portions of Parcel 1 and has provided information on the expected location of the access road and future residence (just below the 200’ SRA elevation). Some grading however would need to extend into the SRA to provide for the proposed building pad.

Mitigation/Conclusion. In addition to keeping future structures of Parcel 1 at the lower elevation, the applicant has agreed to incorporate the following measures into future residential design for Parcel 1: darker, subdued exterior colors shall be used; landscape plan required to screen about 80% of structure(s); and future residence shall be low-profile with a single-story appearance. Should any development be proposed outside of the proposed building envelope, the applicant will be required to obtain a Minor Use Permit that shall adhere to visual performance standards. Future development of Parcel 2 will be subject to the Highway Corridor Standards.

4.23

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include:

Cropley clay (0-2%) ; Rock outcrop-Lithic Haploxerolls complex (30-75%) ;Diablo clay (2-9%); Lodo clay loam (15-30% to 30-50%), Diablo and cibo clays (15-30% to 30-50%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "III" to "VIII", and the "irrigated soil class is "II" to "not applicable". Irrigated row crops are found on the subject property (proposed Parcel 2) and on adjacent parcels to the northwest, southwest and southeast. Greenhouses are also found on proposed Parcel 2

Impact. The project is located in a predominantly agricultural area with agricultural activities occurring on the property or immediate vicinity. The project proposes to retain all of the highly productive soils on one property (Parcel 2). The proposed building envelope for Parcel 1 is approximately 80 feet above and over 300 feet away from existing ag production on Parcel 2, and over 1400 feet from adjacent areas being farmed, which would minimize potential conflicts. The County Department of Agriculture reviewed the project for potential impacts and consistency with the County's Ag and Open Space Element (see attached). They did not identify any potentially significant impacts with the proposed configuration. Therefore, no significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, development from the new parcel (Parcel 1) will result in the disturbance of approximately 28,000 square feet (assume 600 foot long, 20 ft. wide driveway (30 ft of disturbance), to a building pad [assume about 10,000 square feet of disturbance]). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles).

The project is in reasonably close proximity to serpentine soils, which are sometimes known to include naturally-occurring asbestos. The soils were tested and determined not to contain asbestos. Therefore, no specific measures relating to naturally-occurring asbestos are necessary.

Based on the above discussion, given the small number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses , forbs , riparian Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified in the general area:

Plants: Condon's Tarplant (*Centromadia parryi* ssp *congdonii*); San Luis Obispo Serpentine Dudleya (*Dudleya abramsii* ssp *bettinae*) [located nearby: Most Beautiful Jewel-Flower (*Streptanthus albidus* ssp *peramoenus*), Adobe Sanicle (*Sanicula maritima*), Jones's Layia (*Layia jonesii*) and Arroyo De La Cruz Manzanita (*Arctostaphylos cruzensis*)]

Wildlife: California Red-legged-frog;

Habitats: Vernal pool habitat located about 0.4 miles to the west.

Impact. The proposed future driveway and building pad will be impacting non-native grassland habitat. Existing roads will be used on Parcel 2 to access Parcel 1. With the exception of the creek corridor, Parcel 2 is under agricultural production and includes very little native vegetation. No creek crossings are proposed. No sensitive species were observed for the proposed building envelope and driveway on Parcel 1 during staff's field visit.

Mitigation/Conclusion. Should areas outside of the building envelope shown for proposed Parcel 1 be developed, biological reports will be necessary to evaluate for sensitive resources. No other significant biological impacts are expected to occur, and no additional mitigation measures are considered necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Setting. The project is located in an area historically occupied by the Obispeno Chumash. . No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an area that would be considered culturally sensitive due to proximity of the unnamed tributary to Los Osos Creek and the presence of rock outcrops. A Phase I (surface) survey was conducted (Gibson; 10/01). While evidence of cultural materials was noted on the property (e.g., bedrock mortars), no resources were found within the proposed building envelope/ driveway for Parcel 1. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. As the project is proposed (development proposed only within building envelope), no significant impacts to cultural resource impacts are expected to occur, and no mitigation measures are necessary. In the event areas outside the approved building envelope are proposed, a Minor Use permit will be required, at which time an additional archaeological report/ mitigation measures will be required.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Preclude the future extraction of valuable mineral resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level to steeply sloping. All of proposed Parcel 1 and a portion of Parcel 2 are within the Geologic Study Area designation. The landslide risk potential is considered low to moderate. The liquefaction potential during a ground-shaking event is considered low to high. Active faulting is known to exist on the subject property near Los Osos Valley Road. The project is adjacent to a known area containing serpentine or ultramafic rock or soils (approximately 0.10 miles to the north).

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per LUO section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use. Geological reports were conducted for the project (GeoSolutions; 10/01 & 9/02) evaluating the proposed driveway and building envelope on Parcel 1 for liquefaction, seismicity, slope stability, naturally-occurring asbestos potential and drainage.

DRAINAGE – Most of the area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed tributary to Los Osos Creek) is located on the subject property. As described in the NRCS Soil Survey, the soil is considered not-well drained to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. The geological report (GeoSolutions; 10/01) evaluating the proposed driveway and building envelope on Parcel 1 for drainage.

SEDIMENTATION AND EROSION - The soil types include:

Cropley clay (0-2%); Rock outcrop-Lithic Haploxerolls complex (30-75%); Diablo clay (5-9%); Lodo clay loam (15-30 % to 30-50%); Diablo and Cibo clays (15-50%).

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who currently monitors this program.

Impact. As proposed, development of proposed Parcel 1 will result in the disturbance of approximately 28,000 square feet for future construction of a driveway and building pad for proposed Parcel 1. The geological report did not identify any features that would significantly hinder the placement of driveway or building pad as proposed.

Mitigation/Conclusion. The applicant has agreed to abide by the geologist's recommendations. In

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addition, future development is already required by ordinance or codes to generally address potential seismic events.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Setting. The site is adjacent to Los Osos Valley Road (LOVR). The topography between this road and the site starts with a nearly level valley flow to steeply sloping hillsides as one proceeds to the eastern portion of the property. The Noise Element of General Plan was consulted. The noise contour maps indicated that the western portion of the site fronting LOVR could be in the range of 60 to 70 dba. Specifically, the Noise Element identifies the future buildout 60 dB threshold line to be approximately 469 feet from the LOVR centerline, the 65 dB line at 218 feet from centerline and the 70 dB line at 101 feet from centerline. The closest existing greenhouse on Parcel 2 is approximately 600 feet from the LOVR centerline.

Impacts. As proposed, future residents on portions of Parcel 2 may be exposed to unacceptable levels of highway-related noise, a potentially significant effect. However, based on the location of the existing access road, creek corridor and location of greenhouses, it is expected that future residences would likely be located at least 500 feet from the centerline of LOVR. No significant noise impacts are anticipated for Parcel 1 (proposed building envelope is approximately 1,600 feet from centerline).

Mitigation. Based on existing conditions, future sensitive uses are not expected within the area of potential concern, and no mitigation measures are considered necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

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Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no additional mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is approximately 5.5 miles to the east. The closest Sheriff substation is in San Luis Obispo (Kansas Ave.), which is approximately eight miles from the proposed project. The project is located in the San Luis Coastal Unified School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the public service fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project.

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The project is not proposed in a location that will affect any trail, park or other recreational resource.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The County's Parks Division reviewed this request and recommends the Quimby fee as well as provide for a 10-foot wide trails easement along the Los Osos Valley Road frontage.

Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. The 10-foot wide trails easement will be added as a condition of approval for the project. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road: Los Osos Valley Road (LOVR). The identified roadway is operating at acceptable levels. Traffic speeds are generally high and maximum allowed speeds (55 mph) are common. Referrals were sent to Public Works. The project is along a flat and straight stretch of LOVR.

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Impact. The proposed project is estimated to increase average trip generation by about 20 trips per day, based on the Institute of Traffic Engineer's manual of 10 trips/residence. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety. No traffic safety issues were identified. While no significant traffic-related concerns were identified, Public Works recommended that a shared driveway be required.

Mitigation/Conclusion. The shared driveway requirement will be added as a condition of approval for the project. No other significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, and shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use on-site systems as its means to dispose of wastewater. Based on the large acreage parcels and different soil types, and location of Parcel 1's future development,

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adequate area appears available for on-site systems.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use on-site wells as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Environmental Health has included a standard recommendation for comprehensive well data be submitted prior to map recordation. Pump tests were conducted on the subject property (GeoSolutions, 1998) that indicated the existing well supported 30 gpm with slightly above-average rainfall year conditions. Also in 1998 a water quality analysis was conducted that identified the water quality was above the state's secondary maximum contaminant level thresholds for iron, manganese, nitrate and total dissolved solids. Also, the coliform test was positive indicate the presence of unacceptable bacteria in the water supply system.

The topography of the project is nearly level to steeply sloping. The closest creek (an unnamed tributary) from the proposed development is located on the southern end of the parcel. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 28,000 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor residential water usage would likely be about 2.52 acre feet/year (AFY)

$$2 \text{ lots (w/primary (1.26 afy) X 2 lots) = 2.52 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Much of Parcel 2 is being used for irrigated row crops and greenhouses. Irrigated row crops water

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use typically range from to afy.

Mitigation/Conclusion. Prior to occupancy of a new residence, analysis of water quality will be required for potability. Any unacceptable constituents will need to be removed or reduced to acceptable levels prior to occupancy of a habitable structure. No specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:		Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a)	<i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Parks & Recreation</u>	Attached
<input checked="" type="checkbox"/>	Other <u>City of San Luis Obispo</u>	Attached

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Obispo Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

GeoSolutions – Engineering Geology for Proposed Building area (October 26, 2001)

GeoSolutions – Rock-Type Evaluation for Presence of Asbestos (Sept. 23, 2002)

GeoSolutions – Septic System Design Report (December, 1998)

Tetrattech, Inc. – Geotechnical Investigation-May Greenhouses (April, 1995)

Gibson's Archaeological Consulting – Review of Revised Development Plan for a Greenhouse Expansion Project (Sept. 9, 2002)

Gibson's Archaeological Consulting – Results of Phase One Archaeological Surface Survey on Portions of the May Parcel (Oct. 10, 2001)

Exhibit B - Mitigation Summary Table**Visual Resources**

1. For Parcel 1, as a part of a second map sheet, future grading and development shall either limit development within the Building Envelope (see Exhibit 1), or the applicant shall obtain a Minor Use Permit for an alternate building envelope that is below the Sensitive Resource Area (SRA) designation (see Exhibit 1). No development, including roads shall be allowed above the SRA designation.
2. The following visual elements shall apply to development within the proposed Building Envelope for Parcel 1:
 - a. Prior to issuance of construction permits or subdivision improvement plans, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Los Osos Valley Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and any surrounding native trees. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. Compliance of this requirement shall be verified prior to final inspection/ occupancy, whichever occurs first.
 - b. At the time of application for construction permits or subdivision improvement plans, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. All efforts shall be made to minimize cut or fill areas that will be visible from Los Osos Valley Road (e.g., install a retaining wall behind house to reduce cut face, etc.). For any visible cuts (after construction of any applicable structures), sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. Compliance of this requirement shall be verified prior to final inspection/occupancy, whichever occurs first.
 - c. At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. Shape and height of all structures shall achieve a "low profile", single story appearance as seen from LOVR and attempt to follow existing topographic or vegetation lines, where possible. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the neutral subdued colors of the surrounding environment, including vegetation, rock outcrops, etc.(using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"). Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.
 - d. At the time of application for construction permits or subdivision improvement plans, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186

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of the San Luis Obispo County Land Use Ordinance and shall provide fast growing, evergreen vegetation to screen at least 80% of any new residence, and fully screen other new development, including driveways, access roads, outbuildings, water tanks, etc., when viewed from Los Osos Valley Road. Prior to final inspection or issuance of a certificate of occupancy, whichever occurs first, the approved landscaping plan shall be installed.

- e. The landscape plan shall utilize only plant material consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance. Native, drought-tolerant vegetation shall be used where possible.
 - f. All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials specified in the plan are consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance.
 - g. Retaining walls, sound walls, and understories that exceed six feet in height shall be constructed in colors and tones compatible with the surrounding environment (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and shall use textured materials and/or construction methods which create a textured blending effect with the surrounding environment, when viewed from Los Osos Valley Road. Landscaping that will either screen in front of or grow over from above the wall shall be established prior to final inspection or issuance of a certificate of occupancy, whichever occurs first.
 - h. Prior to final inspection or occupancy, all landscaping for mitigating visual impacts shall be caged from burrowing and browsing animals (e.g., gophers, deer, etc.).
 - i. All required landscaped areas shall be regularly maintained and sufficiently watered to ensure successful and vigorous growth. Any "visual screening" landscaping that dies shall be replaced immediately.
3. For Parcel 1, if a Minor Use Permit is obtained for development outside of the Building Envelope, new development proposed under the MUP shall adhere to the following measures:
- a. All roads, structures and associated grading shall be located outside of the Sensitive Resource Area (SRA) designation. The SRA line shall be shown on all future construction plans, as applicable.
 - b. A visual sensitivity map, prepared by the applicant using a county-approved visual expert, shall be submitted to determine 1) the overall visual sensitivity of proposed area, 2) a comparison of the previously-approved site and the one proposed, and measures to minimize visibility from LOVR.
 - c. Visibility of location and design of any alternate building location (including any access driveways/service roads) shall be no greater than for the originally approved building envelope. All efforts shall be made to minimize cut and fill areas (e.g., use of small retaining walls, split-level house design, etc.) to establish a permitted use.

Archaeology

4. As a part of second map sheet, and at the time of application for grading/construction permits or subdivision improvements, the applicant shall:
- a. For parcel 2, new structures or building permits requiring grading or trenching shall only be allowed in areas identified in areas that have been previously cleared of having no prehistoric resource by a county-qualified archaeologist. This report shall be submitted as a part of all applicable construction permit applications; and
 - b. For Parcel 1, new structures, building permits or subdivision improvements requiring grading or trenching shall either:
 - i. Perform all work within the approved Building Envelope and avoid the adjacent archaeological

site (see Exhibit 1); or

- ii. Obtain a Minor Use Permit to pursue development outside of the Building Envelope.
- c. If an alternate site outside of the approved Building Envelope is to be considered, a subsequent archaeological report shall be provided as a part of the MUP application addressing the new area to be impacted. Grading or improvements for the proposed alternate site must show that no archaeological resources will be adversely impacted.

Geology

- 5. For proposed Parcel 1, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall either:
 - a. Keep all grading and development within the proposed Building Envelope (see Exhibit 1). The applicant has read the geological report (GeoSolutions, Inc.; Oct., 2001) and agrees to abide by its recommendations for future road work and buildings.
 - b. If an alternate site is considered (through the MUP process), provide a subsequent geological report addressing the new area. The report shall be included as a part of any submittal for building permits, and must show the new area as stable without any significant geological constraints.

Biological Resources

- 6. For proposed Parcel 1, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall either:
 - a. Keep all grubbing, grading and development within the proposed Building Envelope (see Exhibit 1); or
 - b. If an alternate site is considered (through the MUP process), provide a botanical report (at the proper time of year) addressing the new area being considered and show that all sensitive species will be avoided.

Agricultural Resources

- 7. For proposed Parcel 2, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall locate any new residential structure so it will have the least impact on existing agricultural operations.

4.41

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

GeoSolutions – Engineering Geology for Proposed Building area (October 26, 2001)

GeoSolutions – Rock-Type Evaluation for Presence of Asbestos (Sept. 23, 2002)

GeoSolutions – Septic System Design Report (December, 1998)

GeoSolutions – Water Sample Analytical Results (Sept., 1998)

GeoSolutions – Results of Constant-Rate Pumping Test (Sept., 1998)

Tetrattech, Inc. – Geotechnical Investigation-May Greenhouses (April, 1995)

Gibson's Archaeological Consulting – Review of Revised Development Plan for a Greenhouse Expansion Project (Sept. 9, 2002)

Gibson's Archaeological Consulting – Results of Phase One Archaeological Surface Survey on Portions of the May Parcel (Oct. 10, 2001)

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DATE: May 20, 2004

**DEVELOPER'S STATEMENT FOR MAY PARCEL MAP
ED01-365 (S990160P, CO99-0303)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Project Description

A request to subdivide a 265 acre parcel into two parcels consisting of approximately 89 (Parcel 2) and 176 (Parcel 1) acres each. Parcel 1 includes a Building Envelope for all future development.

A Minor Use Permit will be obtained for any alternate building site outside of the approved Building Envelope for Parcel 1.

Visual Resources

1. **For Parcel 1, as a part of a second map sheet, and upon submittal of any grading or construction plans**, future grading and development shall either limit development within the Building Envelope (see Exhibit 1), or the applicant shall obtain a **Minor Use Permit** for an alternate building envelope that is below the Sensitive Resource Area (SRA) designation (see Exhibit 1). No development, including roads or water tanks, shall be allowed above the SRA designation. Incidental and minor grading may be allowed above the SRA to accommodate structures within the proposed Building Envelope, if it is clearly shown to the county that any cut areas will be contoured and revegetated to blend well with the natural land form.
2. The following visual elements shall apply to development within the proposed Building Envelope for Parcel 1:
 - a. **Prior to issuance of construction permits or subdivision improvement plans**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Los Osos Valley Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and any surrounding native trees. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

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Compliance of this requirement shall be verified prior to final inspection/ occupancy, whichever occurs first.

- b. **At the time of application for construction permits or subdivision improvement plans**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. All efforts shall be made to minimize cut or fill areas that will be visible from Los Osos Valley Road (e.g., install a retaining wall behind house to reduce cut face, etc.). For any visible cuts (after construction of any applicable structures), sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. Compliance of this requirement shall be verified **prior to final inspection/occupancy**, whichever occurs first.
- c. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. Shape and height of all structures shall achieve a "low profile", single story appearance as seen from LOVR and attempt to follow existing topographic or vegetation lines, where possible. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the neutral subdued colors of the surrounding environment, including vegetation, rock outcrops, etc.(using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"). Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. Compliance of this requirement shall be verified **prior to final inspection/occupancy**, whichever occurs first.
- d. **At the time of application for construction permits or subdivision improvement plans**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide fast growing, evergreen vegetation to screen at least 80% of any new residence, and fully screen other new development, including driveways, access roads, outbuildings, water tanks, etc., when viewed from Los Osos Valley Road. **Prior to final inspection or issuance of a certificate of occupancy**, whichever occurs first, the approved landscaping plan shall be installed.
- e. The landscape plan shall utilize only plant material consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance. Native, drought-tolerant vegetation shall be used where possible.
- f. All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials

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specified in the plan are consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance.

- g. All efforts shall be made to keep retaining walls, sound walls, and understories less than four feet in height. Should these exceed four feet in height, they shall be constructed in colors and tones compatible with the surrounding environment (using Munsell Book of Color, color 'chroma' and 'value' shall be no greater than "6"), and shall use textured materials and/or construction methods which create a textured blending effect with the surrounding environment, when viewed from Los Osos Valley Road. Landscaping that will either screen in front of or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy**, whichever occurs first.
 - h. **Prior to final inspection or occupancy**, all landscaping for mitigating visual impacts shall be caged from burrowing and browsing animals (e.g., gophers, deer, etc.).
 - i. All required landscaped areas shall be regularly maintained and sufficiently watered to ensure successful and vigorous growth. Any "visual screening" landscaping that dies shall be replaced immediately.
3. For Parcel 1, if a **Minor Use Permit** is obtained for development outside of the Building Envelope, new development proposed under the MUP shall adhere to the following measures:
- a. All roads, structures and associated grading shall be located outside of the Sensitive Resource Area (SRA) designation. The SRA line shall be shown on all future construction plans, as applicable.
 - b. A visual sensitivity map, prepared by the applicant using a county-approved visual expert, shall be submitted to determine 1) the overall visual sensitivity of proposed area, 2) a comparison of the previously-approved site and the one proposed, and measures to minimize visibility from LOVR.
 - c. Visibility of location and design of any alternate building location (including any access driveways/service roads) shall be no greater than for the originally approved building envelope. All efforts shall be made to minimize cut and fill areas (e.g., use of small retaining walls, split-level house design, etc.) to establish a permitted use.

Visual Resource Monitoring: Will be shown on an additional map sheet.
Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

Archaeology

4. As a part of second map sheet, and at the time of application for grading/construction permits or subdivision improvements, the applicant shall:
- a. For Parcel 2, new structures or building permits requiring grading or trenching shall only be allowed in areas that have been previously cleared by a county-qualified archaeologist of having no prehistoric resources. Additional analysis is necessary outside of the two areas proposed for greenhouses. This report shall be **submitted as a part of all applicable construction permit applications**; and

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- b. For Parcel 1, new structures, building permits or subdivision improvements requiring grading or trenching shall either:
 - i. Perform all work within the approved Building Envelope and avoid the adjacent archaeological site (see Exhibit 1); or
 - ii. Obtain a Minor Use Permit to pursue development outside of the Building Envelope.
- c. If an alternate site outside of the approved Building Envelope is to be considered, a subsequent archaeological report shall be **provided as a part of the MUP application** addressing the new area to be impacted. Grading or improvements for the proposed alternate site must show that no archaeological resources will be adversely impacted.

Archaeological Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

Geology

- 5. **For proposed Parcel 1, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall either:**
 - a. Keep all grading and development within the proposed Building Envelope (see Exhibit 1). The applicant has read the geological report (GeoSolutions, Inc.; Oct., 2001) and agrees to abide by its recommendations for future road work and buildings.
 - b. If an alternate site is considered (through the MUP process), provide a subsequent geological report addressing the new area. The report shall be included as a part of any submittal for building permits, and must show the new area as stable without any significant geological constraints.

Geological Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

Biological Resources

- 6. **For proposed Parcel 1, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall either:**
 - a. Keep all grubbing, grading and development within the proposed Building Envelope (see Exhibit 1); or
 - b. If an alternate site is considered (through the MUP process), provide a botanical report (at the proper time of year) addressing the new area being considered and show that all sensitive species will be avoided.

Biological Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.


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Agricultural Resources

7. For proposed Parcel 2, as a part of second map sheet, and at the time of application for grading or construction permits, the applicant shall locate any new residential structure so it will have the least impact on existing agricultural operations, and where possible, outside of prime soils.

Agricultural Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

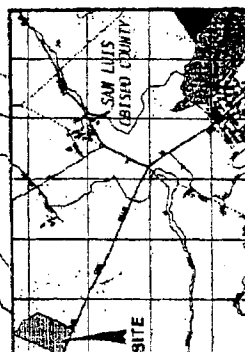
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

2/28/05
Date

JAMES D. MAY
Name (Print)

Exhibit 1



Project Manager	10610 Lee Road Valley Road
Project Area	MS AC/VS
Manager	to 10610 Lee Road Valley Road
Director's Office Number	10610
Wider	10610
Emergency Response	10610
Log	10610
Electric	10610
Telephone	10610



COUNTY OF SAN LUIS OBISPO

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Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
RICHARD D. GREEK
AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

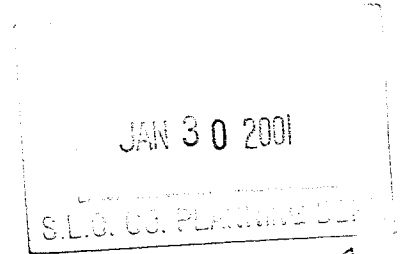
FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

January 26, 2001

TO: John McKenzie, Environmental Specialist

FROM: Robert Hopkins, Deputy Agricultural Commissioner



Robert Hopkins

SUBJECT: May Parcel Map CO99-0303

Executive Summary

We have determined that potential impacts to agricultural resources may exist with this project, but are not significant. Our evaluation emphasizes the long term conservation of natural resources on the subject property necessary for production agriculture and focuses on how the project could impact the agricultural resource on the site. Agricultural resources could be impacted due to separate ownership of smaller parcels, increased home site development and the potential for subsequent subdivision. However, these impacts are not considered significant.

Additionally, on balance, the parcel map is consistent with the policies contained in the Agriculture and Open Space Element concerning the protection of agriculture land. The Agriculture and Open Space Element contains several policies directed at the protection of agricultural resources. The primary agricultural policies concerning parcel size are AGP 20 and 21, figure 2-2. The application of the figure 2-2 table to the map indicates parcel 2 easily meets the minimum, but parcel 1 does not. The property is large enough and has sufficient Class II irrigated soils for a two-parcel subdivision to meet the minimums contained in figure 2-2. However, the parcel configuration necessary to achieve this would appear to be detrimental to providing the greatest protection to the Class II soils and inferior for long term agricultural sustainability.

A. Introduction

This report responds to your request for comments on the proposed May Parcel Map. The information, conclusions and recommendations in our report are based on current departmental policy and agricultural policies contained in the Agriculture and Open Space Element to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

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John McKenzie, Environmental Specialist

January 26, 2001

Page 2

B. Project Description and Agricultural Setting

1. Subject Property

The project entails the subdivision of approximately 265 acres into two parcels of approximately 164 and 100 acres. The proposal site is within the Agriculture Land Use Category. Refer to the parcel map.

The property contains two distinctive agricultural uses. Parcel 2 contains the alluvial land which historically has been used for irrigated vegetable crops and field crops. Parcel 2 which has approximately 70 acres of crop land also has a greenhouse operations and mobile home. Parcel 1 consists mostly of the rangeland in the back portion of the property.

The soil capability on the subject property consists primarily of a Class II irrigated, III non-irrigated soil in the front portion of the property next to Los Osos Valley Road, and Class IV and VI soils in the back portion of the ranch.

2. Adjacent Agricultural Uses

Agricultural land uses next to the subject parcel, are similar to uses on the subject parcel. Primarily there are irrigated row crops on the alluvial areas and grazing on the hills.

C. Agricultural Suitability

Natural Resource Conservation Service (NRCS) information along with our knowledge of crops grown on this soil generally suggests that the areas that contain the Class II irrigated soil are well suited for vegetable crops, pasture, dry beans, hay and seed crops and nursery stock.

According to the NRCS information the Class IV and VI soils are well suited for grazing. The gently sloped areas of Class IV soils may be suited for irrigated crops such as sugar peas and other vegetables, and pasture.

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John McKenzie, Environmental Specialist

January 26, 2001

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D. Evaluation of Agricultural Capability Issues

Introduction

Agricultural parcel maps are reviewed for both consistency with the General Plan and Land Use Ordinance and for potential impacts to agricultural issues. The Agriculture and Open Space Element and the Land Use Ordinance contains policies and criteria for determining minimum parcel size for agricultural lands. Additionally, the agricultural capability evaluation looks at the potential long term adverse impacts to agricultural resources associated with the creation of smaller parcels. Information such as the parcel size and configuration, existing agricultural uses, agricultural preserve program criteria and the potential for non-agricultural related development are used to conduct the evaluation.

1. Agriculture and Open Space Element

The Agriculture and Open Space Element contains several policies directed at the protection of agricultural resources. The primary policy concerning parcel size is Agricultural Policy 21, figure 2-2. As previously discussed, proposed parcel 1 does not technically meet the minimum parcel size in the Agriculture and Open Space element. It is possible to configure a two-parcel subdivision which would meet all of the tests. This configuration could split the Class II irrigated crop land into two parcels, not along existing fields or topographic features. This type of configuration would be detrimental to providing the greatest protection to the Class II soils and inferior for long term agricultural sustainability.

Agriculture Policy 20, agricultural land divisions, necessitates the creation of agricultural parcels which ensures the long term protection of agricultural resources. The two types of parcel splits available are agricultural cluster divisions and conventional divisions. Although this property may be appropriate for a cluster division according to the Agricultural Policies (AGP 22 & 23), necessary changes to the Land Use Ordinance enabling this type of project have not yet occurred precluding the possibility of a clustered project.

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John McKenzie, Environmental Specialist

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Conventional land divisions are evaluated both for compliance with the minimum parcel size contained in figure 2-2 and to ensure long term sustainability. Although the proposed configuration does not technically meet the minimum parcel size for parcel 2, the configuration is superior for long term agricultural sustainability compared to alternate configurations which would meet the minimums.

There is however the potential for subsequent subdivision of parcel two with this configuration. There is sufficient acreage of Class II irrigated soils and vegetable crop land to meet the Land Use Ordinance test and meet the criteria for the creation of smaller parcels listed in figure 2-2 of the Agriculture and Open Space Element.

2. Land Use Ordinance

The parcel map qualified for processing using the land capability test. This test requires a minimum parcel size of 40 acres for Class II irrigated soils and 160 acres for Class IV and VI soils. The proposed parcels respectively meet these minimums.

3. Agricultural Capability Impacts

a. Agricultural Preserve Program

Agricultural parcel maps are evaluated for the implications to the eligibility of property to enter into the agricultural preserve program. The property is not currently contracted within the Agricultural Preserve Program. The rules of procedure for the preserve program contain minimum parcel size and soil capability criteria to determine eligibility for a preserve and contract. The creation of parcels which would not be eligible for the program would be viewed as detrimental to the long term sustainability of agricultural production.

For this project both of the proposed parcels would be eligible for stand alone preserves and contracts.

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John McKenzie, Environmental Specialist

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b. *Conversion Pressure*

Land use and market trends in recent years has resulted in an increase in rural residential type development in areas historically used for agriculture. The desirability for smaller agricultural parcels that have high esthetic qualities in recent years put pressure on lands historically used for agriculture to transition from production agricultural uses to a rural residential type of land use.

For this project the parcels are relatively large and located in an area which is principally devoted to agricultural production. This potential impact would appear minimal.

c. *Parcel Configuration*

The placement of property lines along drainage creeks, topographic features and fence lines generally provides the best configuration for the protection of agricultural capability. The proposed property line essentially follows the topographic features of the property which separates the alluvial crop land areas from the grazing land. This configuration keeps the irrigated crop land in one parcel, which supports the long term protection of the Class II soils. As previously discussed, this configuration would allow for potential subsequent subdivision of parcel one.

d. *Agriculturally Productive Soil Impacts*

Subsequent allowable development on the two parcels could result in a loss of agriculturally productive soils. This loss would be caused by the building of residential structures, accessory structures (e.g., barns) and access roads. Parcel 2 currently has a mobile home and greenhouse structure. There are no current plans to construct any residences on the property.

The potential loss of productive soil would not appear significant. The over all loss would be relatively small compared to the parcel size and not adversely impact sustainability.

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John McKenzie, Environmental Specialist

January 26, 2001

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e. Incompatibility Impacts

The proposed parcels and the related increase in potential residential development could increase the potential for incompatibilities between separate farming operations on the smaller parcels' and/or incompatibilities between residences and adjacent farming operations.

In the context of existing agricultural uses on, and adjacent to the site, potential incompatibility impacts are not considered significant. The type of agricultural resources and farming practices employed on the site is very similar to the resources and practices through this farming area. The creation of one additional parcel would not appreciably increase the potential for incompatibilities. Existing residences in this region are essentially limited to on site farm operators and farm support housing. These types of residential uses usually do not present incompatibility issues.

E. Discussion

Parcel 2 with 70 acres of irrigated farm land could potentially qualify for further subdivision both with the Land Use Ordinance use test and the table of minimum parcel size criteria contained in figure 2-2 in the Agriculture and Open Space Element. This potential impact, although not exceeding the threshold of significance, would present some risk for long term agricultural sustainability.

If we can be of further assistance please call.

CC: Terry Payne, RRM Design

CORR 20-77 JEFF



4-54
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY
CHIEF BUILDING OFFICIAL

PATRICK BRUN
ADMINISTRATIVE SERVICE OFFICER

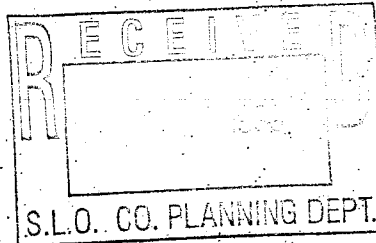
THIS IS A NEW PROJECT REFERRAL

DATE: 12/17/99

TO: City of SLO

FROM: South Co Team

Development Review Section (Phone: 781-5183)



Project Name and Number (C099-0303)

PROJECT DESCRIPTION: Subdivide 265 AC parcel into three parcels of 40 AC +/-, 42 AC +/-, and 182 AC +/-

Return this letter with your comments attached no later than: 12/31/99

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to PART III)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

"NO COMMENT"

12/20/99
Date

Name

Jeff Hook

781-7176
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR
BRYCE TINGLE, AICP
ASSISTANT DIRECTOR
ELLEN CARROLL
ENVIRONMENTAL COORDINATOR
BARNEY MCCAY
CHIEF BUILDING OFFICIAL
PATRICK BRUN
ADMINISTRATIVE SERVICE OFFICER

THIS IS A NEW PROJECT REFERRAL

DATE:

12/17/99

12/22/99

TO:

Parks & Rec

FROM:

South Co Team

Project Name and Number

(C099-0303)

Development Review Section (Phone: 781-

5183)

PROJECT DESCRIPTION:

Subdivide 245 AC parcel in to three
parcels of 40 AC, 57 1/2 AC, and 182 ACs

Return this letter with your comments attached no later than:

12/31/99

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to PART III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

① Recommend payment of Quimby and applicable Building
Division fees.

② Recommend a trail corridor along Los Osos Valley Road. Parks would
recommend a ten foot wide detached trail along the COVIL frontage.

12/22/99

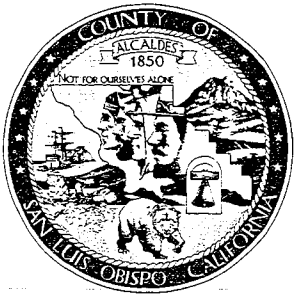
Don Di Leo

X5930

Date

Name

Phone



CC NTY OF SAN LUIS OBISPO
HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT
Environmental Health Division

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406-1489
Phone: (805) 781-5544 FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.
Health Agency Director
Health Officer

Curtis A. Batson, R.E.H.S.
Director

January 6, 2000

RRM Design Group
3701 South Higuera Street
San Luis Obispo CA 93401370

ATTN: TERRY PAYNE

RE: TENTATIVE PARCEL MAP CO 99-0303/L.U. # 883 (MAY)

Water Supply

This office is in receipt of preliminary evidence of water to the above noted parcel map.

Please be advised that comprehensive water well data will be required prior to approving the map for recordation.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet County and State requirements, should adequately serve the parcels.

Please be advised that three (3) soil percolation tests and one (1) soil boring will be required on each lot.

CO 99-0303 is approved for Health Department subdivision map processing.

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Subdivision Review, Co. Planning



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

4-57

VICTOR HOLANDA, AICP

DIRECTOR

BRYCE TINGLE, AICP

ASSISTANT DIRECTOR

ELLEN CARROLL

ENVIRONMENTAL COORDINATOR

BARNEY MCCAY

CHIEF BUILDING OFFICIAL

PATRICK BRUN

ADMINISTRATIVE SERVICE OFFICER

THIS IS A NEW PROJECT REFERRAL

DATE:

12/17/99

FROM

Eng

May 15990160P

Project Name and Number (C099-0303)

FROM

South Co Dean

Development Review Section (Phone: 781-

5183)

PROJECT DESCRIPTION:

Subdivide 265 AC parcels to three parcels of 40 AC, 42 AC, and 182 AC.

Return this letter with your comments attached no later than:

12/31/99

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to PART III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

PG#E EASEMENT ON TITLE REPORT IS NOT ON MAP.

STOCKS ATTACHED - DUE TO THE SPEED OF TRAFFIC ON LOUR THIS WOULD BE A GOOD LOCATION FOR A SHARED DRIVEWAY.

01 FEB 2000

Date

Goodwin

Name

5252

Phone

Exhibit E 4-58

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

San Luis Obispo - Areawide Standards

22.108.020

2. **Lot Line Adjustments.** In instances where land that is intended for development includes more than one legal lot, the lot lines may be adjusted to concentrate development in suitable areas and leave other areas undeveloped and subject to open space or conservation easements.
- D. Production agricultural areas.** New development shall be designed to minimize the loss of existing and potential production agricultural areas by the placement of buildings and new parcels outside the most agriculturally capable areas. For the purposes of this standard, production agricultural areas consist of prime soils (Class I and II irrigated soils according to the U.S. Natural Resource Conservation Service) and other areas capable of agricultural production which primarily consist of Class III and IV soils, but may also include productive areas with Class VI soils.
- E. Transit-oriented standards.** Minor Use Permit, Conditional Use Permit and land division applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the Circulation Element of the General Plan and the Regional Transportation Plan:
1. Where determined appropriate by the Regional Transit Agency, subdivisions or development of 50 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per one-half mile of that roadway.
 2. Employment centers (100 jobs or more) shall provide one shelter and bus stop pullout within one-quarter mile of the project and provide pedestrian access to the transit facility. Up to a 20 percent reduction in the number of required parking spaces may be allowed for a project that provides on-site measures for alternative transportation, such as car pool programs, etc.
 3. Transit facilities shall be integrated into new development and be usable for different forms of transportation (bike, walking and car) whenever possible, with spacing to provide easy access without unduly impacting route times.
 4. On-site services are allowed as appropriate within projects, including child care, personal services, cafes, pharmacy and convenience stores, depending on the size of the project.
- F. Highway corridor design standards.** All residential structures, residential access roads, residential accessory structures, and certain agricultural structures on any land within the highway corridor design area shown in Figure 108-2 are subject to the standards in Section 22.108.030 for the Sensitive Resource Area combining designation, in addition to all other applicable standards of this Title. The highway corridor design area supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.

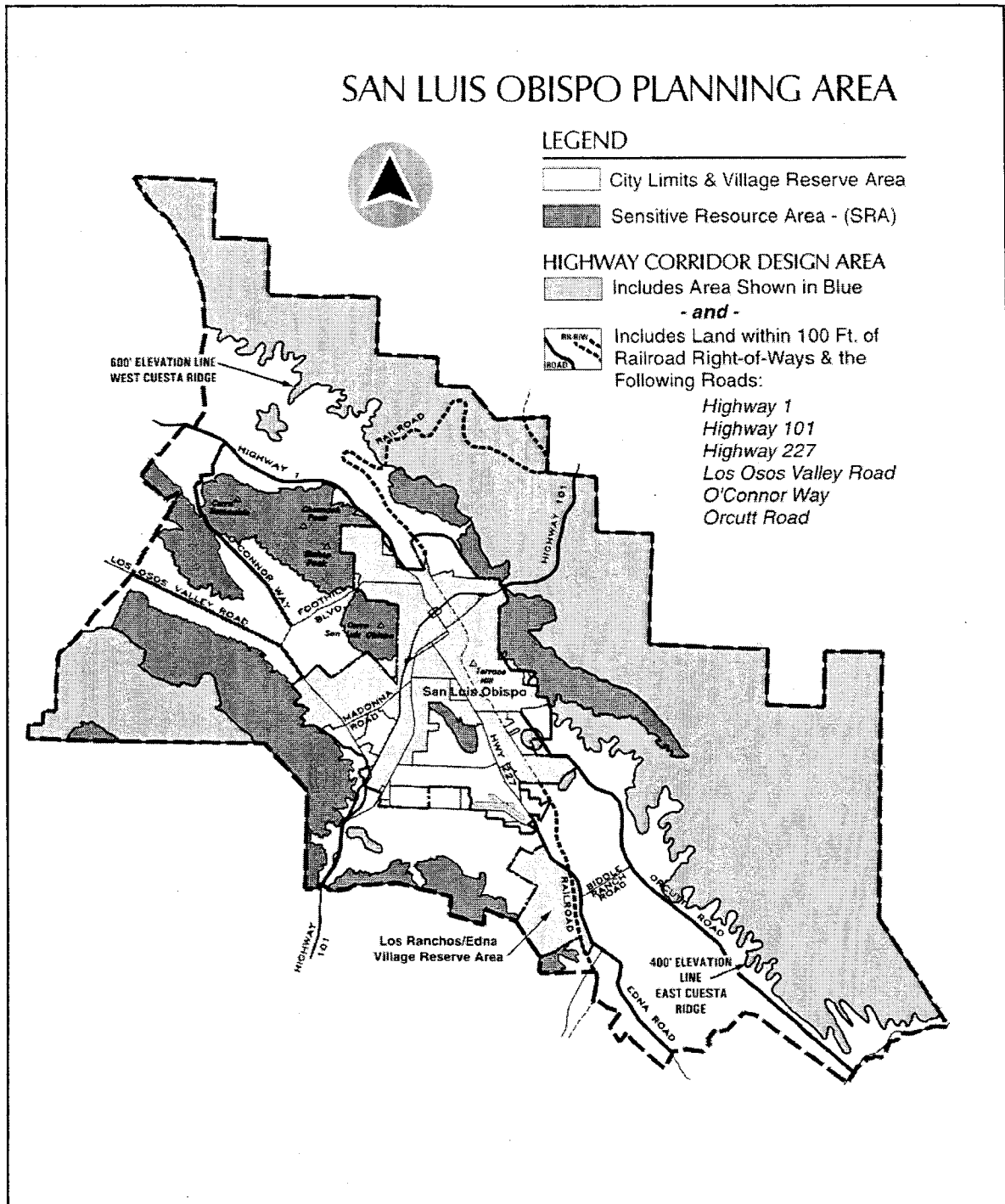


Figure 108-2 - Areas subject to Highway Corridor Design Standards

22.108.030 - Combining Designations

The following standards apply within the applicable combining designations. These standards apply in the rural, urban and village areas, so they are not repeated in later Sections of this Chapter.

A. Airport Review Area (AR). The following standards apply within the Airport Review Area combining designation, which is the unincorporated area covered by the San Luis Obispo County Airport Land Use Plan.

1. **Review for compliance with Airport Land Use Plan.** All land use permits, land divisions and General Plan amendments must be found consistent with the San Luis Obispo County Airport Land Use Plan adopted by the San Luis Obispo County Airport Land Use Commission.
2. **Site design and development standards - Airport site.** New development projects in County-owned portions of the site of the San Luis Obispo County Airport shall be consistent with the adopted Airport Use Permit (the land use plan for the airport itself), and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.

B. Sensitive Resource Area (SRA). The following standards apply within the Sensitive Resource Area (SRA) combining designation.

1. **Purpose and applicability.** The primary purpose of the following standards is to protect important views, natural landmarks, scenic backdrops, important plant and animal habitats, and watershed values. Chapter 6 of the San Luis Obispo Area Plan includes further discussion of the public interests served by the SRA designations and standards, including general descriptions of the geographic areas to which the SRA has been applied.

These standards are intended to promote the protection of existing scenic resources and expedite the permit process through a ministerial Zoning Clearance for proposals meeting the specific design criteria, while also enabling alternative design solutions through a discretionary (Minor Use Permit or Conditional Use Permit) land use permit.

Residential structures, residential accessory structures (including water tanks), residential access roads, specified agricultural accessory structures (including water tanks) and signs are governed by these standards. All other uses and structures are not subject to these standards, such as production agriculture, agricultural roads and nursery specialties.

2. **Permit requirement.** For projects where the applicant chooses to comply with the requirements of Subsection B.3, Zoning Clearance is required for (1) residential structures, (2) residential accessory buildings, (3) residential access roads, and (4) agricultural accessory structures that are larger than 600 square feet in area and have one or more of the following: (a) a roof pitch of less than 3:12, (b) wall surfaces that are not wood, wood-appearing or textured, and/or (c) service entrances, such as bay doors, facing a highway, unless one of the following conditions apply:

- a. **Biological impacts.** If conformance with these standards would unavoidably impact a biological habitat, the Director, in consultation with the Environmental Coordinator, may waive the applicable standard.
- b. **Project not visible.** An exemption from this standard may be granted if documentation is provided demonstrating that the proposed structures and access roads will not be visible from the applicable scenic highway or railroad. Such documentation shall at minimum provide topographic, construction and building elevations with preliminary grading and building plans. A visual analysis of the project's location may also be useful to facilitate a decision.
- c. **Project not consistent with Zoning Clearance requirements.** If the Zoning Clearance application cannot be approved as consistent with the provisions of Subsection B.3, the application may be converted to a Minor Use Permit application subject to the provisions of Subsection B.4, with the applicant paying the difference in fees, for a discretionary review of the project.
- d. **Other land use permit required.** Projects for which Section 22.06.030 requires Minor Use Permit or Conditional Use Permit approval shall be subject to those land use permit requirements, and evaluated for compliance with Subsection B.4 (Discretionary Permit Requirements).

3. **Zoning Clearance requirements.**

- a. **Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection or release of bond to confirm that the building and site improvements agree with the approved plan. (The planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)
- b. **Permit threshold.** Where possible, residential buildings, residential accessory structures and agricultural accessory structures shall be set back 100 feet as shown in Figure 108-3 from the applicable scenic highway or railroad right-of-way that is designated in Chapter 6 of the San Luis Obispo Area Plan. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of moderately fast-growing, drought-tolerant plant material to provide 80 percent view coverage at plant maturity. A landscaping plan in compliance with Chapter 22.16 (Landscaping Standards) shall be provided at the time of Building Permit application submittal.

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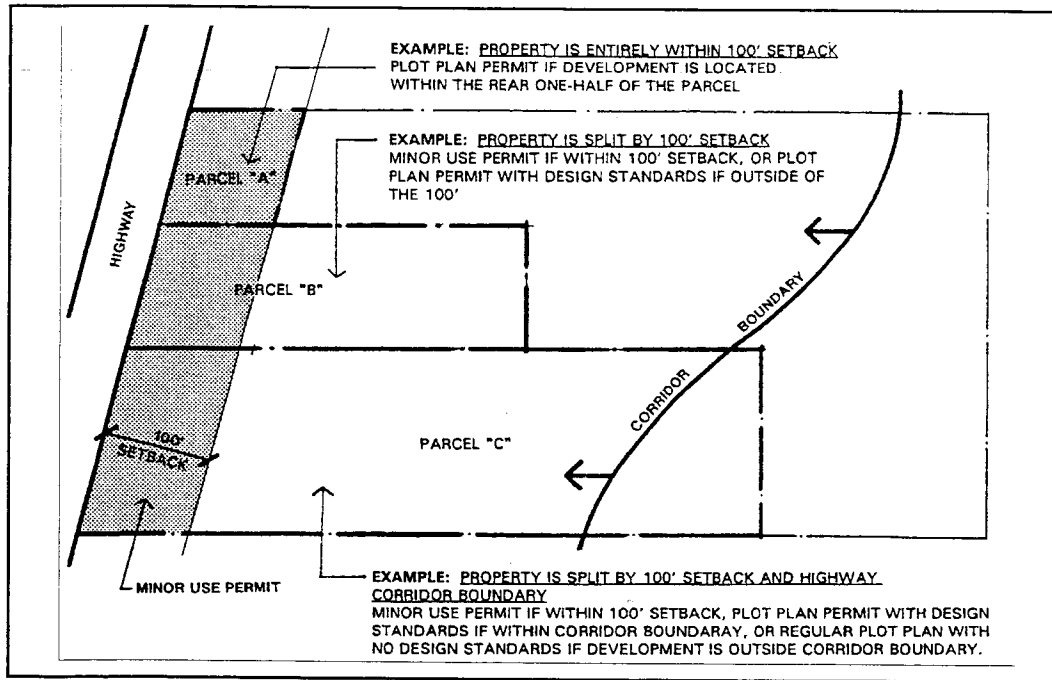


Figure 108-3 - Setback Threshold for Zoning Clearances

- c. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.
- d. **Ridgetop development.** Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, illustrated in Figure 108-4.

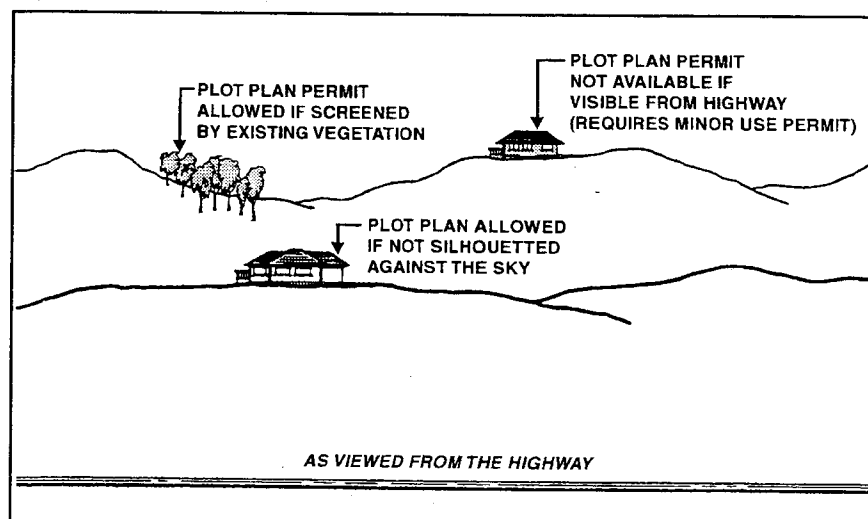


Figure 108-4 - Ridgetop development

4.63

- e. **Slope limitation.** Grading for structures and roads shall occur on slopes that are 20 percent or less as shown in Figure 108-5. (Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent)

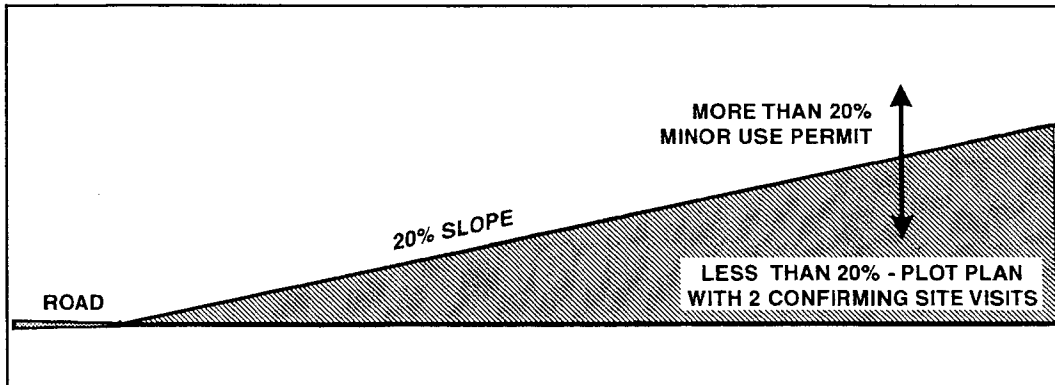


Figure 108-5 - Slope limitation

- f. **Significant rock outcrops.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, as shown in Figure 108-6.

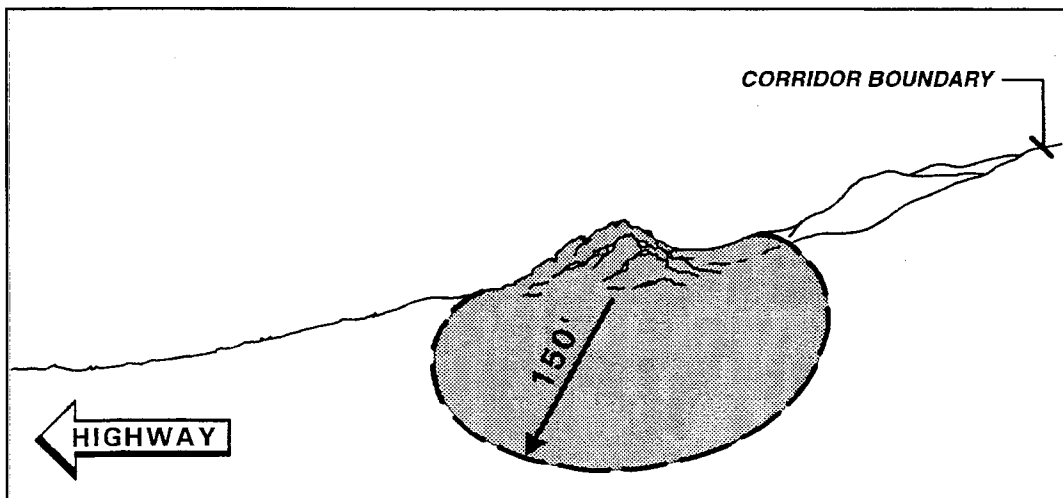


Figure 108-6 - Significant rock outcrops

- g. **Building features.** Maximum building height is 25 feet, measured in compliance with Section 22.10.090 (Height Measurement and Height Limit Exceptions), as shown in Figure 108-7. Building architecture shall include hip roofs with a minimum pitch of 3:12. Building colors shall be similar to surrounding natural colors that are no brighter than 6 in chroma and value on the Munsell color scale on file in the Department.

4.64

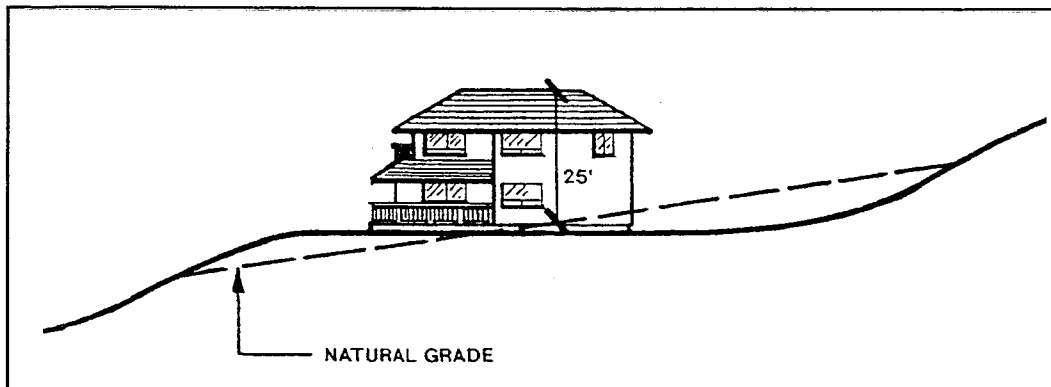


Figure 108-7 - Building Height

- h. **Landscaping.** A landscaping plan is required adjacent to the applicable structure to obtain at least 50 percent view screening of the structure at plant maturity, as illustrated in Figure 108-8. Landscaping shall include mitigation planting or seeding for graded cut and fill slopes and a low water-use irrigation system.

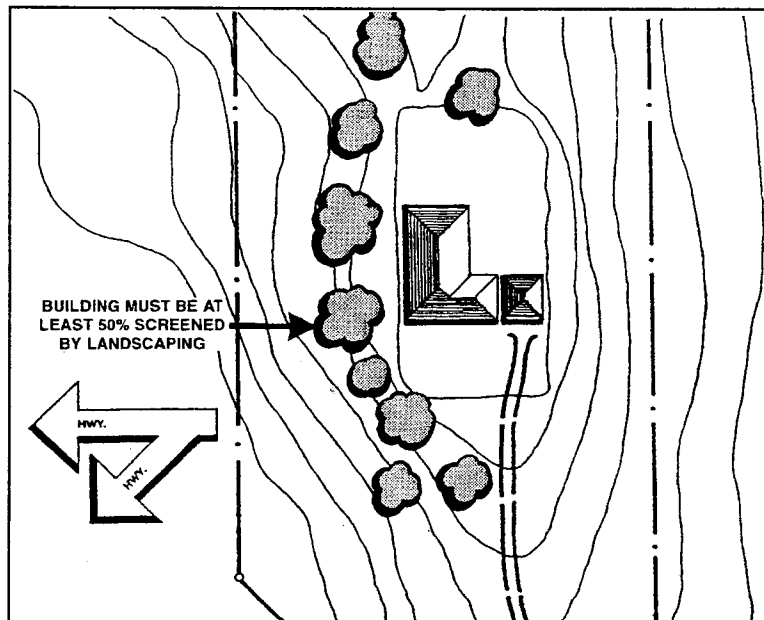


Figure 108-8 - Landscaping

4. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsection B.3. Any Minor Use Permit and Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis prepared by a registered architect, registered landscape architect, or other qualified person acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of the provisions of Subsection B.3, and the following.

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- a. **Locations of development.** Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.
 - b. **Grading.** Minimize grading that would create cut and fill slopes visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.
 - c. **Slope limitation.** Grading for structures and roads shall occur on slopes that are less than 30 percent.
 - d. **Building visibility.** Minimize building height and mass by using low-profile design where applicable. Minimize building visibility (including water tanks) by using colors to harmonize with the surrounding natural environment.
 - e. **Landscaping.** Provide landscaping to screen and buffer development with native or drought-resistant plants, including extensive use of evergreen trees and large-growing shrubs, in compliance with Chapter 22.16. Shapes of plant materials should be similar to native vegetation.
 - f. **Signs.** Locate signs that are required to have a land use permit, especially freestanding signs, so that they do not interfere with vistas from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.
5. **Residential land divisions - Cluster requirement.** Residential land divisions shall be clustered in compliance with Section 22.22.140, unless modified clusters as allowed by this area plan, or standard subdivision practices such as clustered residential building sites will be of equal conformance with the provisions of Subsection B.3. Application review shall determine whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings and roads will comply with Subsection B.4, in addition to other applicable standards.
6. **Open space preservation.** This standard applies to sites located within the Sensitive Resource Area but not the Highway Corridor Design Standards. In compliance with the purpose of the Sensitive Resource Area to retain visual appearance, habitats, drainage ways and watershed values, open space preservation is a compatible measure to support the approval of new development. Approval of an application for any land division, Minor Use Permit or Conditional Use Permit (excluding any agricultural accessory building) is contingent upon the applicant executing an agreement with the County to maintain portions of the site in open space use that are within the SRA and not intended for development. The required open space area shall be in rough proportionality to the visual impacts of the project. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless acceptable the property owner.

